

TABLE 4

IN-LIEU FEES SCHEDULE AT 100% of 2006 LAND VALUES

MLS ZONE	AREA COVERED Fees went into effect on February 4, 2008. Please See Note 11 below	PRICE PER SQ. FT. @ 100% OF 2006 LAND VALUE	FEE PER UNIT SINGLE FAMILY DETACHED	FEE PER UNIT SINGLE FAMILY ATTACHED	FEE PER UNIT MULTI-FAMILY 2-4 Per Bld.	FEE PER UNIT MULTI-FAMILY 5+ Per Bld.	FEE PER UNIT SRO* UNIT
	Persons per households / units per 1 ac.		3.50/96	3.06/109	3.23/104	2.29/146	1.00/336
1, 2, 3, 5, 11, 12, 13	Almaden Valley Berryessa (North Valley) Blossom Valley Evergreen Santa Teresa South San José	\$35.00	\$15,850	\$14,000	\$14,650	\$10,450	\$4,550
4	Alum Rock	\$40.00	\$18,150	\$16,000	\$16,750	\$11,900	\$5,200
14	Cambrian	\$45.00	\$20,400	\$17,950	\$18,850	\$13,400	\$5,880
7	Alviso (7 north of 237) North San José (7)	\$55.00	\$24,950	\$21,900	\$23,050	\$16,400	\$7,100
8, 9	Downtown/Central S. J.	\$70.00	\$31,750	\$27,950	\$29,300	\$20,850	\$9,050
10, 15, 18	West San José Willow Glen	\$85.00	\$38,550	\$33,950	\$35,600	\$25,350	\$11,000
9-DC	Downtown Core > 12 Plus	na	na	na	na	\$8,950(1)	na

- * Single Residency Occupancy Unit (1) In a building of 12 stories or higher
- Low, Very-Low and Extremely-Low Income Restricted Units are exempt from the PDO/PIO requirements. Developer needs to provide City with a copy of the restriction documentation.
 - Private Recreation Credits can equal up to 50% of Parkland Obligation. In order to eligible for Private Recreational Credits, a project must either dedicate land for a public park and/or included (See Item 3) Please see Resolution 73587 for Elements.
 - At least one of the following Active Elements – Credits are based on a square footage of the recreation improvement. Credits are not given for the cost of the private recreation improvements. See Credit and Fee Resolution #73587 for additional information.
 - Tot Lots with resilient surface and safety zones
 - Picnic Area with 3 tables, a bbq. pit and trash receptacle
 - Game Court Areas with safety zone
 - Open Turf Playing Areas of at least 8,000 square feet
 - Private Urban Plazas of a size at least 900 square feet
 - Public Garden Spaces of a size at least 900 square feet
 - Fenced Pet Amenity of a size at least 300 square feet
 - Private Garden Plots for non-commercial growing 100 sf. min.
 - Swimming pools, spas and recreational rooms can receive credit for square footage up to the total square footage of the qualified recreation element(s) listed in Item 3, or land dedicated to the City for public parkland.
 - Common open space, landscape corridors, walkways, steep topography areas, riparian corridor set back areas, or environmental mitigation areas that preclude recreational activities are not eligible for private recreation credits.
 - Projects of six stories or more as defined in the PDO/PIO are not subject to the Active Element requirement in order to receive private recreational credits for recreational facilities listed in Item 4.
 - Dedication of Community Gardens land is the same as dedicating parklands to the City of San José.
 - Dedication of Dual Use areas (C3 and/or HMP), which has a recreational benefit, may receive a 50% land credit.
 - Dedication of land or easement and/or construction of qualified trail segments will be eligible for credits under the PDO/PIO.
 - The Evergreen Specific Plan Area is exempt from the PDO and PIO under the agreement entitled: "Cooperation agreement by and between the City of San Jose, the Evergreen Specific Plan Property Owners Partnership and the Specific Plan Area Developers." for 2,996 units. Once that number is exceeded, then new units are subject to the PDO or PIO, unless some other agreement is in place.
 - Pipeline Projects – Projects with an approved a Plan Development Permit, a Site Development Permit, Conditional Use Permit, and/or a Tentative Map by July 13, 2007, or those projects that had a General Plan hearing in April 2007 and a permit by Sept. 9, 2007, would be subject to the fees at 70% of the 2001 land values until January 31, 2009.
 - A PDO Parkland Agreement to defer payment locks in the fees to the amount shown in Exhibit A for x number of units.

PDO / PIO CALCULATIONS

Number of Units	X	Person Per Household	X	Parkland Requirement Population	=	Acres Dedicated for Parks
??	X	PPH	X	.003	=	Obligation